WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

JM-C-22-1001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFI) Karen Johnson Davidson County
Batch# 890574 **DEEDWARR**
07/18/2022 02:54:38 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220718-0082181

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
David Andrew Loy	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**042-09-0-072.00**
1001 Westchester Drive	**1749 Mallory Lane, Suite 100**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN PATRICK CRACE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID ANDREW LOY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 148, on the Plan of Section One Kemper Heights as of record in Book 2331, Pages 65 and 66, Register's Office for said County described as follows:

Beginning at a point in the Southeasterly margin of Westchester Drive, the common front corner of Lots 147 and 148; thence Southeastwardly 127.5 feet to a point, the common rear corner of Lots 147 and 148; thence Northeastwardly 148.2 feet to a point in the Westerly margin of Kemper Drive, South; thence Northwardly along the margin of said Drive 133.1 feet to a point, the beginning of a curve; thence Southwesterly around said curve 38.09 feet to a point in the Southeasterly margin of Westchester Drive; thence Southwestwardly along the margin of said Drive 119.4 feet to the point of beginning.

Being the same property conveyed to Kevin Patrick Crace, single by Warranty deed from Estate of Brenda Winfrey of record in Instrument No. 20200317-0029620 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 17, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Book 2331, Pages 65 and 66, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2442, Page 459, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1001 Westchester Drive, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13th DAY OF JULY, 2022.

Kevin Patrick Crace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN PATRICK CRACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212